



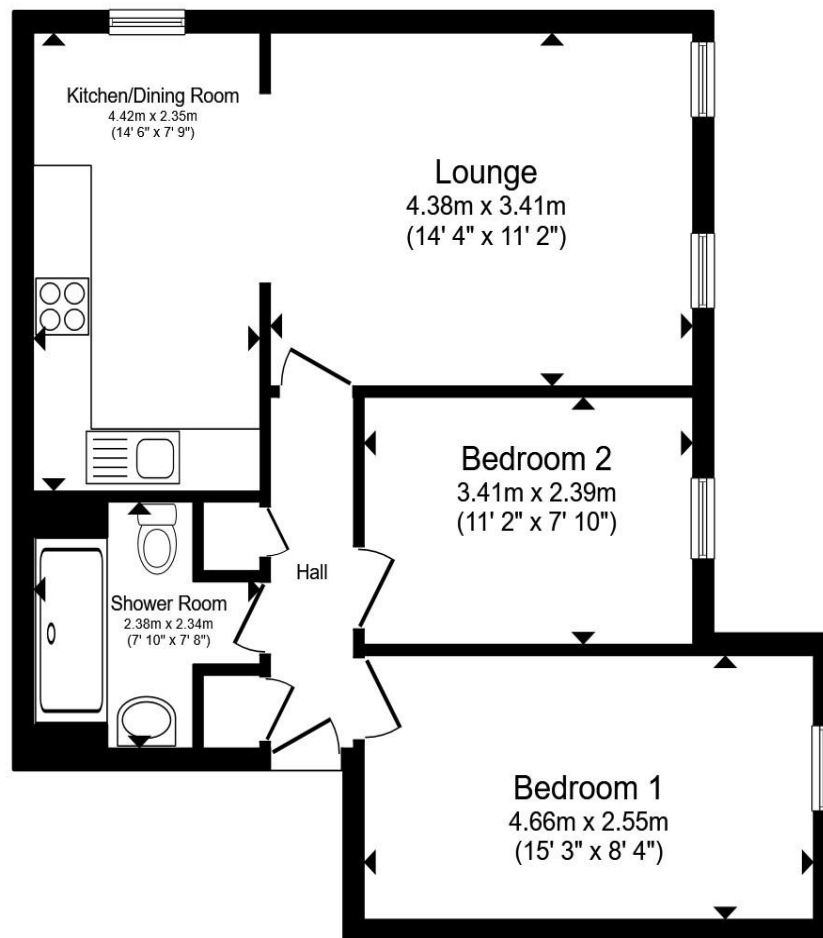
Wedgwood Hall, Wedgwood Drive, WISBECH PE13 2DD

Welcome to

Wedgwood Hall Wedgwood Drive, WISBECH

Set within an exceptionally well-maintained development, the property benefits from allocated parking, attractive communal gardens, and the added advantage of a share of the freehold. Residents contribute a modest maintenance charge of approximately £75 per calendar month, which covers the upkeep of the communal areas, windows, and gardens. Access to the building is via a secure entry system, with a fully functioning intercom providing convenient visitor access. A spacious communal entrance hall leads to the first floor where the apartment is located. Internally, the accommodation is well laid out and comprises an inviting entrance hall, two well-proportioned bedrooms, a modern shower room, and a bright and spacious open-plan lounge/kitchen/dining area, creating a fantastic space for both everyday living and entertaining. Combining comfort, security, and convenience, this attractive apartment presents an excellent opportunity to acquire a home in a popular residential setting with easy access to local amenities and transport links. Early viewing is highly recommended to fully appreciate everything this fantastic apartment has to offer. Contact us today to arrange your viewing.





Entrance Hall

Lounge

Kitchen / Diner

Bedroom One

Bedroom Two

Shower Room

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

Total floor area 55.9 m² (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Wedgwood Hall Wedgwood Drive, WISBECH

- TWO BEDROOMS
- GREAT LOCATION
- APARTMENT
- CUL-DE-SAC
- IDEAL FIRST TIME PURCHASE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128766



Property Ref:
WSB128766 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk